

JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, May 21, 2015 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

Order of applications is subject to change.

- a. Case: Z13-028 Administrative Amendment
Applicant: 367 Third Street, LLC
Address: 367 Third Street
Attorney: Charles J. Harrington, III, Esq
Block: 11009 Lot: 6
Zone: R-1 One and Two Family Housing District
For: Administrative Amendment on a 2/12/14 approval for the construction of 6-story (top floor penthouse community room) building with 12 units and 12 parking spaces (2 for shared parking).

Amendment proposes to remove green wall at rear of the building; convert the penthouse community room to residential space to create a duplex unit with the unit below; and install an energy wise green roof instead of a green roof.

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|----|------------|---|--------------------------|
| b. | Case: | Z14-016 | Administrative Amendment |
| | Applicant: | 17-19 Division Street, LLC | |
| | Address: | 17-19 Division Street | |
| | Attorney: | Cindy N. Vogelmann, Esq. | |
| | Block: | 9806 | Lot: 6 and 7 |
| | Zone: | NC Neighborhood Commercial District | |
| | For: | Administrative Amendment to reconfigure the first floor to allow for a larger commercial unit at grade, accommodate 4 additional bike parking spaces, and revise the façade in both the rear and front of the building. | |

Original approval, granted to 6/19/14 was To construct a 5-story, 18 unit residential building with ground floor commercial space and no parking, with a “d” variance for height.

7. Case: Z14-004 Preliminary and Final Major Site Plan
Applicant: Ma Ambey Fifth, LLC
Address: 375 5th Street
Attorney: Donald M. Pepe, Esq
Block: 9901 Lot: 5
Zone: R-1 – One and Two Family Housing District
For: Construct a 7-story building with 19 units.
“d” Variance: Use, Height
“c” Variance: Minimum lot depth, Minimum rear yard, Maximum building coverage, Maximum lot coverage, Parking

Carried from the March 19, 2015 and April 16, 2015 meeting

8. Case: Z15-013 Preliminary and Final Major Site Plan
Applicant: 500 Palisade Ave JC, LLC
Address: 500-506 Palisade Avenue
Attorney: Kenneth L. Rose, Esq
Block: 2401 Lot: 1 & 2
Zone: R-2 – Multi-Family Attached Housing (four stories or less) District
For: Conversion of a 2-story warehouse and gym into a 5-story, mixed use building with 27 units, 14 onsite parking spaces, and 2,834 sq ft of ground floor commercial fronting on Holland Street and Palisade Avenue.
“d” Variance: Use, Height, Density
“c” Variance: Parking, Minimum rear yard, Maximum building coverage

Carried from the April 16, 2015 meeting

Cont. on other side →→→

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9. Case: Z14-020 Preliminary and Final Major Site Plan
Applicant: TZVI GODER
Address: 639 Bergen Avenue
Attorney: Luis E. Diaz, Esq
Block: 16601 Lot: 19
Zone: R-3 – Multi-Family Mid-Rise District
For: Conversion of basement space to 3 additional units in an existing 27 unit building, totaling 30 units.
“d” Variance: Expansion of a non-conforming use, Density
10. Case: Z14-026
Applicant: Ghousa, LLC % Data Realty, LLC
Address: 11 Wayne Street
Attorney: Rita Mary McKenna, Esq
Block: 12903 Lot: 7
Zone: H – Historic District, Van Vorst Park Historic District
For: Renovate an existing 4 story building and add a 2 story addition to an existing 2 story rear extension.
“c” Variance: Minimum lot depth, Rear yard setback, and maximum building coverage
11. Case: Z15-016 “A” Appeal
Applicant: Zarrin Saeed
Address: 733 Garfield Avenue
Attorney: Pro Se
Block: 23703 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: An appeal of the zoning officer’s decision to deny a Certificate of Continued Occupancy for a 3-family use.

12. MEMORIALIZATION OF RESOLUTIONS

13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON